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Energy performance certificate (EPC) recommendation report

Border Rose
772 Rochdale Road
TODMORDEN
OL14 7UA

Report number
0220-8939-0475-4580-7040

Valid until
21 March 2027

Energy rating and EPC

This property’s energy rating is C.

For more information on the property’s energy performance, [see the EPC for this property \(/energy-certificate/0580-0735-4379-4822-9006\)](#).

Recommendations

Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	Low
Consider replacing T8 lamps with retrofit T5 conversion kit.	Medium
Add time control to heating system.	Low
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	Low

Recommendation	Potential impact on carbon emissions
Consider replacing heating boiler plant with high efficiency type.	High
Add optimum start/stop to the heating system.	Medium
The default heat generator efficiency is chosen. It is recommended that the heat generator system be investigated to gain an understanding of its efficiency and possible improvements.	High

Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Some walls have uninsulated cavities - introduce cavity wall insulation.	Medium
Add local temperature control to the heating system.	Medium
Add weather compensation controls to heating system.	Medium
Add local time control to heating system.	Low
Consider replacing heating boiler plant with a condensing type.	High
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	Medium

Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Consider installing an air source heat pump.	High
Consider installing a ground source heat pump.	High
Consider installing building mounted wind turbine(s).	Low
Consider installing solar water heating.	Low
Consider installing PV.	Low

Property and report details

Report issued on	22 March 2017
Total useful floor area	365 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	DesignBuilder Software Ltd, DesignBuilder SBEM, v4.7.0, SBEM, v5.2.g.3

Assessor's details

Assessor's name	Katie Price
Telephone	01924669940
Email	epc@compliance365.co.uk
Employer's name	Compliance365
Employer's address	6 Mariner Court
Assessor ID	QUID202388
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Quidos Limited

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

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